



**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING NOTICE**

January 12, 2021 - 7:30 pm @ Community Development Department

Case #01-2021: Parcel 8-C-30

Applicant - The Dubay Group, Inc. – Karl Dubay, PE

Owner - PK Sawyer, LLC

Location - 67 Rockingham Road

**Zoning District - Business Commercial A District (CDA) & Wetlands Watershed
Protection District (WWPD)**

Variance relief is requested from **Section(s) 401, 402, 601.3, 605.1, 702 and Appendix A-1**; Specifically from **Sec. 401** to allow reversion and increase of the existing nonconforming apartment use from 2 units to 4 one bedroom units, where no increase in the extent of the non-conforming use is allowed in the Commercial District A (CDA). And from **Sec. 402** to changing the use of the existing building having both residential and office intermixed use to revert back to full residential use, where it shall not again be changed to a more non-conforming use in CDA. And from **Sec. 601.3** to allow a reconfiguration of 1,304 SF of 6 existing parking spaces within the WWPD to 810 SF of 5 parking spaces in the WWPD, where such use is not permitted. And from **Sec. 605.1** to allow the residential use in the existing old house and proposed carriage style building, where such use is not permitted in CDA. And from **Sec. 702 Appendix A-1** to allow the existing building at 30' front yard setback to remain where 75' is required.

Case #02-2021: Parcel 17-G-26

Applicant - The Dubay Group, Inc. – Karl Dubay, PE

Owner - The Alexander L. Ray 1999 Revocable Trust, Alex Ray, Trustee

Location - 84-88 Range Road

**Zoning District – Gateway Commercial District and Cobbetts Pond & Canobie Lake
Watershed Protection Overlay District (WPOD)**

Variance relief is requested from **Section 616.6.4.2** to allow an administrative subdivision (no new physical development work is proposed) of a parcel, where one lot will have an impervious area percentage of 67% where 30% maximum is allowed.

Due to the current State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

The Board strongly encourages members of the public to participate in the public hearings remotely, where possible, rather than planning to attend in person.

PLEASE NOTE: In keeping with "social distancing" we are holding this meeting by way of "Zoom". We encourage the public to watch the meeting on cable and if you have questions you may call the conference phone at **965-1241**.

Note: Some or all members will be participating in this meeting via ZOOM conferencing.

IMPORTANT - COVID19 PROCEDURES:

- All individuals physically attending/participating **must** wear a mask or other facial covering and observe social distancing by maintaining at least six feet (6') of distance from others to the extent such is reasonably possible.
- In keeping with the Governor's Executive Order 2020-04 #12, the following means of communication with the Board will be available to the public for the duration of the public session: **Call us at 603-965-1241**
- All the members participating will be able to hear you and your questions will be answered.

As always you may attend the meeting, but reservations are required and if you plan on attending, please call 432-3806 between the hours of 8 am and 4pm.

**Copies of all Zoning Board of Adjustment applications and materials are available for review.
Contact: Community Development Department; open Monday – Friday 8am – 4pm**